

BOARD OF ADJUSTMENT

A * G * E * N * D * A

Study Session/Luncheon **Wednesday, January 27, 2016**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, January 27, 2016**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

ELECTION OF OFFICERS

CONTINUED CASE

C10-15-08 BRYSON DETACHED STRUCTURES / BRENDA BRYSON / 1111 EAST SENECA STREET, NR-1

The applicant's property is an approximately 12,000 square foot lot zoned NR-1 "Residential". The property is developed with a single-family residence and detached accessory structures. Subsequent to the last public hearing, the applicant has revised the request and is now seeking the necessary zoning approvals to allow only the detached accessory structure (shed #2) to remain as constructed. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting variances to allow reduced perimeter yard setbacks for shed #2, all as shown on the revised submitted plans.

NEW CASES

C10-15-10 RUSSELL TOWNHOMES / URBAN OASIS LLC / 485 SOUTH STONE AVENUE, C-3

The applicant's property is approximately 18,380 square feet in size and is zoned C-3 "Commercial". The property consists of two vacant parcels located at the northeast corner of Stone Avenue, an arterial street identified on the Major Streets and Routes (MS&R) Plan map, and 16th Street, a local street. The applicant proposes to construct nine, two-story residential units. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to, Sections 4.7.22, 8.7.3, and Table 4.8-4 which provides the criteria for flexible lot development in the C-3 zone, Section 6.4.5.C which provides the street perimeter yard setback applicable to all principal and accessory structures and Section 7.6 which provides the criteria for street landscape borders. The applicant is requesting variances to delete the required setback along Stone Avenue; and to delete the required street landscape border, all as shown on the submitted plans.

C10-15-12 FOUNDATION BUILDING MATERIALS / ATKINSON LAND HOLDINGS 600 WEST 25TH STREET, I-1

The applicant's property is approximately 2.99 acres in size and is zoned I-1 "Industrial". The property, developed with two large storage buildings, is located at the northeast corner of the Interstate 10 frontage road and 25th Street. The applicant proposes to construct a 15,000 square foot metal storage building. The expansion triggers compliance with the Tucson Unified Development Code (UDC). The UDC sections applicable to this project include, but are not limited to, Section 4.7.29 and Table 4.8-5 which provides the criteria for industrial development in the I-1 zone, and Section 7.6 which provides the landscaping and screening standards. The applicant is requesting a variance to delete the required street landscape border, all as shown on the submitted plans.

CLOSE PUBLIC HEARING OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment